#	Criteria	Definition	Justification	Impact to Applicatin	Dept.
1.	Category 1: SDOT small projects and medium projects without grading, road width changes, or new drainage	Small Project: A project with no revisions to the curb location (if existing); and requires any or all of the following: New water meters, Driveways, CB/ Inlet adjustment or replacement, Removal of existing driveways, New wheel chair ramps, Replacement of curb and/ sidewalk that's less than a block, Minor paving associated with curb replacement, Alley widening less than 2 feet, Street trees. Medium Project: In addition to the above, a project that requires any of the following: Roadway/ Alley grading, Paving, Replacement of curb and/ sidewalk for the whole block face, New / Relocation of Curb, New drainage appurtenance (CB/ Inlet/ MH), Street Lighting, New sidewalks, Conduit & handhold installation.	Categorizing the projects in this manner allows for DPD and SDOT to better understand if a Street Improvement Plan is required and which other departments are impacted need to review the plans. "Small Projects" require only SDOT to review plans. No formal plan circulation. No vault plan needed. "Medium Projects" require Plan circulation to SDOT divisions and SPU Drainage. Vault plan required.	A 90% complete Street Improvement Plan is required to be submitted and accepted by SDOT prior to the applicant completing their DPD intake appointment. If the requirement is not met, the applicant will not be able to complete their intake and their CPA (Consistently Prepared Applicant) rating will be affected.	SDOT
2.	Category 2: SDOT large projects and medium proj- ects with grading, road width changes, or new drainage	Large Project: In addition to the above, a project that requires any of the following: New PSD, New water main, Water quality vault, Detention, Swale, New/ Revision to traffic signals, ECA evaluation, Retaining walls in ROW. Full plan circulation to all departments & outside agencies, such as SPU Water/Drainage, SCL, SFD, PSE, Quest, Counties, etc. Medium Project: See Criteria Definition #1	Categorizing the projects in this manner allows for DPD and SDOT to better understand if a Street Improvement Plan is required and which other departments are impacted need to review the plans. "Large Projects" include review of soils report, structural calculations, storm drainage report, water supply calculations, ECA reports (wetlands), traffic signal and street lighting analyses. Full plan circulation. Vault plan required.	A 90% Street Improvement Plan required by the start of the second correction cycle or building permit issuance if there is only one correction cycle	SDOT
3.	Project abuts right of way that is not fully improved	Unimproved ROW is the absence of pavement, curb, street trees and/or sidewalks.	Code requires all adjacent rights of way to be improved. SDOT provides early identification of code requirements, helps to set building grades, and provides requirements for survey and plan development.	SDOT permits and street improvement construction may be required.	SDOT
4.	Constructing new driveway or sidewalk to existing street or alley	Building a new vehicular or pedestrian access	SDOT reviews existing conditions and identifies conflicts with other structures, utilities, and future street grades.	Project may be required to modify proposed access. SDOT permit may be needed.	SDOT
5.	Right-of-way dedication or building setback from prop- erty line	Dedication: Giving ROW to the city, Building Setback: Creating a space between public land and private buildings.	Code requires dedication to bring abutting ROW to standard width; setback is necessary to allow future widening of ROW. SDOT identifies building setbacks for dedications.	May change lot size or building location. Dedication need to be processed through SDOT and City Council.	SDOT
6.	Project site is located at end of street or requires public utility main extensio		This situation may require an extension of the drainage or sewer mains, or other special drainage requirements.	There may be unexpected costs to develop this site, including, storm and sewer extension, street paving.	SDOT, SPU (D/WW)
7.	New or replacement of improvements in street or alley, such as pavement, curbs and sidewalks	Improvements: Examples include signs, park benches, pavement, sidewalks, trees, utility connections, etc.	SDOT confirms that improvements and structures meet city standards, identifies conflicts with existing structures and utilities, and ensures project elements are aligned with ROW improvements. SPU is concerned with stormwater code compliance; This situation could indicate water quality or detention requirements. Closed contours may also be of interest.	SDOT permits and plan review may also require coordination with other projects. Project may be required to make certain drainage improvements in order to receive building permit.	SDOT, SPU (D/WW)
8.	Proposing access from an unopened alley or street	Building access to a new sidewalk, driveway, or street from a street or alley that is not open to traffic	Code requires street improvements to the frontage of the property with new access. SDOT confirms that ROW improvements meet city standards for construction and drainage and do not impact existing structures or utilities. SPU is concerned with stormwater code compliance; This situation could indicate water quality or detention requirements.	SDOT permits and street improvement construction may be required. Project may be required to make certain improvements in order to receive building permit.	SDOT, SPU (D/WW)
9.	Construction or land-disturbing activity in an ECA, wetland or riparian corridor if in the right of way	ECA: Environmentally Critical Area	SDOT reviews the requirements for protection or mitigation to impacts for ECAs and ensures ROW is protected from proposed construction. SPU is concerned with how drainage and water quality will be addressed.	SDOT shoring permits and/ or street improvement permits may be required. Mitigation may be required. Some drainage or water quality mitigation may be required by SPU.	SDOT, SPU (D/WW)
10.	New detention or other structures (e.g. retaining wall, vaults) proposed in the right-of-way.	Detention: temporary storage of stormwater runoff. Other structures: tunnels, skybridges	SDOT protects the existing and future infrastructure in the ROW, identifies conflicts with existing structures, ensures new structures meet city standards, reviews compliance with drainage requirements for the ROW, and identifies indemnification and liability issues. SPU is concerned with water, drainage and wastewater infrastructure in the ROW and on private property. In some cases, detention onsite may impact offsite detention, and vice versa. Space is often a concern in ROW.	SDOT permits may be required. On site detention may need to be modified to compensate for street runoff. SPU will need to approve any detention in ROW, and may have specific requirements.	SDOT, SPU (D/WW), Water

#	Criteria	Definition	Justification	Impact to Applicatin	Dept.
11.	Projects adding or removing street trees or changing size of planting strips	Trees can either be required by code or a voluntary design element. SDOT reviews tree placement and species.	SDOT regulates trees in the ROW. Trees can either be required by code or a voluntary design element. SDOT reviews tree placement and species. Trees can cause problems with SPU infrastructure, water services, side sewers and/or service drains. Planting strips impact total impermeable surface. SDOT identifies mitigations for removing or damage of street trees.	There could be risks to property owner or developer that SPU can advise applicants about. Removing certain larger trees requires special considerations. SDOT street tree permit may be required.	SDOT, SPU (D/WW, Water)
12.	Need to relocate power poles, utility boxes, manholes, fire hydrants, etc	If the design impacts the existing city infrastructure, relocation of the city owned structures need to be coordinated.	SDOT protects the existing city and franchisee infrastructure and identifies utility permitting needs. SPU is concerned with access to its sewer, drainage and water infrastructure, and moving one piece of infrastructure may impact others.	SDOT may require relocation of existing infrastructure or modification of the building plan. SDOT utility permits may be required. SPU will need to approve any changes potentially impacting its infrastructure.	SDOT, SPU (D/WW), SCL
13.	Construction or land-disturbing activity within 300 ft. of ECA, creek, or shoreline.		Any construction near an ECA, creek or shoreline may trigger neighbor's concerns.	SPU prefers plan ahead, and offer developers alternatives to minimize concerns	SPU D/WW
14.	Planned facilities may include food processing, food sales or food service establishments.		SPU is concerned about fat, oil and grease in its sanitary and combined sewer lines.	Current and planned regulations may impact developer's plans. See SPU FOG CAM for more information	SPU D/WW
15.	Combined onsite/offsite construction or land disturbing activity over 5,000 square feet		Projects larger than a single family residence may place significant burdens on existing drainage, sewer infrastructure. Developer will need to analyze project and utility infrastructure to determine whether service levels can be met, or whether system upgrades might be required.	A project may not be permitted to connect to SPU drainage, wastewater, or may be required to make significant improvements to infrastructure or other mitigation.	SPU (D/WW)
16.	Combined onsite/offsite construction or land disturbing activity over 1 square acre.		Sites over an acre may have additional regulation regarding water quality during and after construction.	Additional permits may be required (including other agency's). Additional plan review time may be required.	SPU (D/WW)
17.	Long term or significant dewatering for project	Long term or permanent dewatering means that the project intends to connect footing drains to the city drainage or combined sewer lines. Significant dewatering is more than 50 gpm.	Seattle's drainage lines were not designed for groundwater, and drainage infrastructure may not be able to support significant dewatering.	Project may not be permitted to discharge groundwater or other dewatering into the City system, or mitigation may be required. Side sewer permit may be needed.	SPU (D/WW)
18.	Project site contains a low, closed contour, without existing drainage	This should be evident in GIS layer (topography).	This situation may require special drainage infrastructure to prevent flooding or other drainage issues.	There may be unexpected costs to develop this site, including storm main, detention, street paving etc.	SPU (D/WW)
19.	Seeking code exception for drainage design		SPU will not grant all requests for exceptions to code requirements. It is advantageous to the developer to receive guidance early in the application process on what SPU will or will not approve.	Significant design or construction modifications could be required.	SPU (D/WW)
20.	Project involves multi-family, commercial, industrial or institutional building		SPU is concerned with stormwater code compliance. Also, projects larger than a single family residence may place significant burdens on existing water, drainage, sewer infrastructure. Developer will need to analyze project and utility infrastructure to determine whether service levels can be met, or whether system upgrades might be required. Schools are of concern because they are often proposed in residential zones without sufficient water pressure or flow.	A project may not be permitted to connect to SPU drainage, wastewater or water service lines, or may be required to make significant improvements to infrastructure. Source control or other water quality mitigation may be required.	SPU (D/WW, Water)
21.	Construction over an existing utility and/or an existing utility easement		SPU needs to have full access to its infrastructure for repairs or other maintenance.	Building on or near SPU infrastructure or easements may require a consent agreement or mitigation by the property owner.	SPU (D/WW, Water)
22.	Proposing multiple new buildings or properties (campus style)		SPU is concerned with stormwater code compliance. Also, projects larger than a single family residence may place significant burdens on existing water, drainage, or sewer infrastructure. Developer will need to analyze project and utility infrastructure to determine whether service levels can be met, or whether system upgrades might be required.	A project may not be permitted to connect to SPU water, drainage, or wastewater services, or may be required to make significant improvements to infrastructure.	SPU (D/WW, Water)
23.	Council Land Use action (full subdivision, re-zone, council conditional use) or any full subdivision	The project is planned on land that was or is likely to be the subject of a City Council Land Use Action.	This situation creates issues for water lines, service drains or side sewers. SPU wants to assure that there is adequate infrastructure, and that an adequate design is used to connect to SPU infrastructure.	It may be necessary to extend mains or make other infrastructure improvements to service this property.	SPU D/WW (Water)



++	Cuitania	DeCairies	Institution	Turn and the Americania	Dant
//	Criteria	Definition	Justification	Impact to Applicatin	Dept.
24.	No water main in abutting right-of-way, or main less than 6" in diameter		This condition may impede SPU's ability to provide water service to the property.	A project may not be permitted to connect to SPU water service lines, or may be required to make significant improvements to infrastructure.	SPU (Water)
25.	Project involves installation of a new sprinkler system in a new or existing building, or the expansion of an existing sprinkler system.	Any project involving a new sprinkler system, or the expansion of an existing system. Sprinkler systems are required for some building types (e.g. high rise buildings.)	Sprinkler systems require sufficient water pressure and flow to function effectively. SPU want to assure it has capacity to meet needs.	Changes to water service may be required to provide sufficient water pressure.	SPU (Water)
26.	Seeking code alternative for solid waste disposal		SPU is concerned that its Solid Waste contractors are able to access the trash and recycling containers for the building, and that undue risks or burdens are not placed on the building occupants.	Significant building design changes may be required to allow access to containers.	SPU (SW)
27.	Construction activity will occur 10 feet or closer from high voltage wires				SCL
28.	Proposing 12,000 sf. or more of commercial, industrial or residential space				SCL
29.	Proposing a structure containing 10 or more residential units		SPU is concerned that there is sufficient water pressure and flow to meet fire flow requirements.	A project may not be permitted to connect to SPU water service lines, or may be required to make significant improvements to infrastructure.	SCL SPU (Water)
30.	Building is a designated City of Seattle landmark	SMC 25.12 defines landmark properties.	If this is a City landmark, a Certificate of Approval from the Landmarks Preservation Board may be required before any changes can be made to the landmark.	Applicant should check with the Landmarks Preservation Board coordinator to determine if a Certificate of Approval is required.	DON
31.	Site is located in a landmark or special review district	There are seven historic districts that require different levels of review. http://www.seattle.gov/neighborhoods/preservation/historic_districts. htm	It this property is located in a landmark or special review district, a Certificate of Approval may be required before any changes can be made to the property.	Applicants should check with the relevant Board or Commission to determine if a Certificate of Approval is required.	DON
32.	Site is across the street from a designated City of Seattle landmark	SMC 25.05.675 (H) – SEPA policies require projects across the street from or adjacent to designated City landmarks to be reviewed for compatibility with the landmark.	If this property is located across the street from a designated City of Seattle landmark, the project should be referred to the City Historic Preservation Officer for review.	DPD will refer the project to the City Historic Preservation Officer for review. Applicant will be asked to supply plans, description of materials for review.	DON
33.	Site is adjacent to a designated City of Seattle landmark	Same as 32 above.	If this property is located adjacent to a designated City of Seattle landmark, the project should be referred to the City Historic Preservation Officer for review.	DPD will refer the project to the City Historic Preservation Officer for review. Applicant will be asked to supply plans, description of materials for review.	DON
34.	Site has an existing structure 50 yrs or older that is subject to a SEPA review	SMC 25.05.675 (H) – SEPA policies require that for projects involving structures or sites which are not yet designated as landmarks but which appear to meet the criteria for designation, the decision maker or any interested party may refer the site or structure to the Landmarks Preservation Board for consideration. DPD and DON have an interdepartmental agreement that allows an applicant to send some preliminary summary information to the Landmarks Preservation Board staff for an initial determination whether a property is eligible for landmark designation. If the staff suggests a nomination is necessary, a request for a landmark nomination is made. If some sites or structures are more than 50 years old and do not appear to meet the criteria based on the information submitted, the Landmarks Board staff recommends that a nomination not be prepared.	If the building, object or site is eligible for landmark designation, SEPA policies require compliance with the Landmarks Preservation Ordinance. Client Assistance Memo (CAM) 3000 is available to explain this process. See: http://www.ci.seattle.wa.us/dclu/Publications/cam/cam3000.pdf	Applicant may be asked to supply summary information including a physical description of the building, site or object as well as a brief history of the building, site or object that could include property ownership or other relevant factors. There is a form in the Interdepartmental Agreement between DPD and DON for use by the applicant.	DON
35.	Vehicular/ Pedestrian access is across or abutting a boule- vard or park	Any project requiring access across park property must conform to the Non-Park Use of Parkland Policy adopted by Council Resolution 29475.	Park infrastructure and parks operation can be significantly affected by the needs of the adjacent property.	May be required to seek alternative access for both permanent and construct ion purposes.	Parks
36.	Project is adjacent to parks or park boulevards	Same as 32 above.	Department needs to assess impacts on park infrastructure and potential operational impacts.	Should not rely on Park property for satisfying the applicants' property's physical needs.	Parks
37.	Project drains to or through parks or park boulevards.	Same as 32 above.	A large amount of Park's property is steeply sloped. Creeks and other drainage courses in parks have been impacted with damage from slltation, slides and other issues which become significant operational expenses for the City.	Park property and infrastructure may be damaged or park operational expenses may increase as a result of adding or redirecting drainage to or through park property.	Parks

Interdepartmental Contacts

Seattle Department of Transportation

(SDOT):

Russ Bauder

(206) 733-9876

Seattle Public Utilities

(SPU):

Steve Resnick

(206) 233-7234

Seattle Department of Neighborhoods

(DON):

Karen Gordon

(206) 684-0381

Seattle Parks and Recreation

(Parks):

Terry Dunning

(206) 684-4860

Seattle City Light

(SCL):

(206) 684-3000



Reference Matrix

September 2006